HOUSING MARKET INFORMATION

HOUSING NOW

Edmonton

Canada Mortgage and Housing Corporation

Date Released: February 2007

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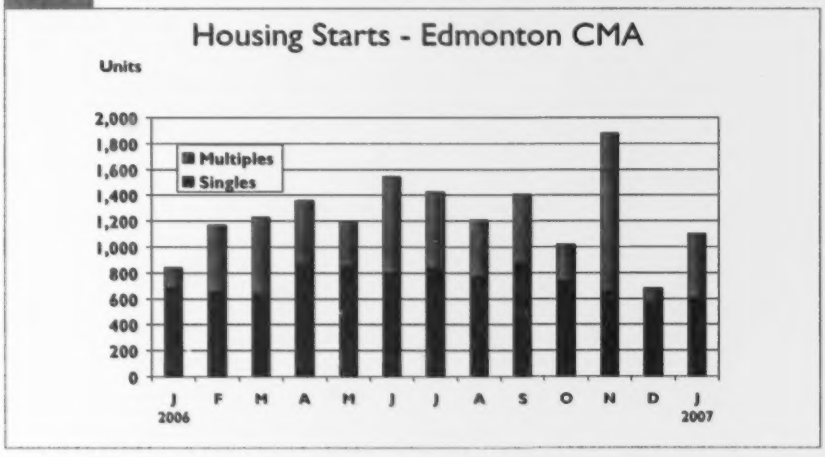
New Home Market

EDMONTON'S HOUSING STARTS OPEN 2007 WITH A STRONG SHOWING

New housing activity across Greater Edmonton began 2007 on a firm footing thanks to a surge in multiple unit starts. Total housing starts across the Edmonton Census Metropolitan Area (CMA) increased by 30 per cent over January 2006 to 1,098 units. Much of these improvements occurred within the city of Edmonton, where total starts increased by 43 per cent over the same month last year to 725 units. In the suburban areas outside of Edmonton City, total starts grew by a more moderate 11 per cent over last January to 373 units.

Following a steep year-over-year decline in December, multiple unit starts climbed to 487 units in January compared with only 144 multiple

Figure 1



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dwelling starts in the first month of 2006. Row and apartment starts both increased by a wide margin over January of last year, while semi-detached starts fell by 75 per cent to 26 units. The apartment activity was centred entirely within Edmonton City, with all 178 units targeted at the condominium market. Row (townhouse) starts were more widely dispersed throughout the region, with only four of the 283 units aimed at the rental market and the balance intended for condominium occupancy.

Multiple unit completions hit 700 units in January compared with the 223 semi, row and apartment units that finished construction in January 2006. Due to the upswing in completions, multi-unit absorptions also surged, more than doubling last January's tally to 665 units. As such, multiple unit inventories remained largely unchanged from the previous month of December. At 453 units, the inventory of unabsorbed multiples represented a 53 per cent drop from the first month of 2006.

Single-detached starts reached 611 units in January, representing a 13 per cent decline from the same month last year. However, last month's activity still represented the second best January performance on record and last year's tally was aided by exceptionally mild winter weather.

January's single-detached completions increased by 16 per cent over the same month last year to 674 units. Meanwhile, absorptions rose by 17 per cent year-over-year to 682 units. With completions outpacing absorptions, the inventory of completed and unoccupied units, including show homes, dropped from 476 units in the previous month of December to 468 units in January. January's inventory was 18 per cent below the level reported at the beginning of 2006.

With completions outpacing starts in January, single-detached units under construction declined for the first time since October 2005. Nonetheless, units under construction were still 46 per cent higher than the number of singles underway in January of last year.

New home prices continue to soar this year. Following a 35 per cent year-over-year increase in December, the average price for a new single-family home absorbed in January rose by 32 per cent over the same time last year to $362,297. This compares with a 52 per cent gain in the price of existing single-family homes sold in January, which averaged $357,325 according to the Edmonton Real Estate Board.

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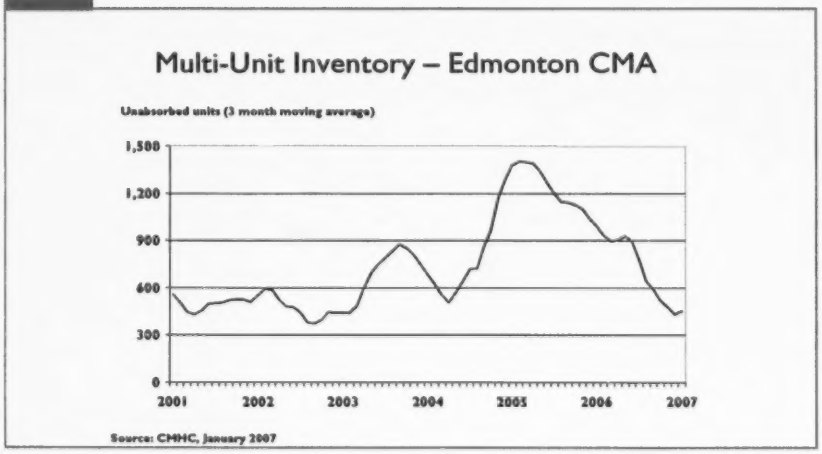
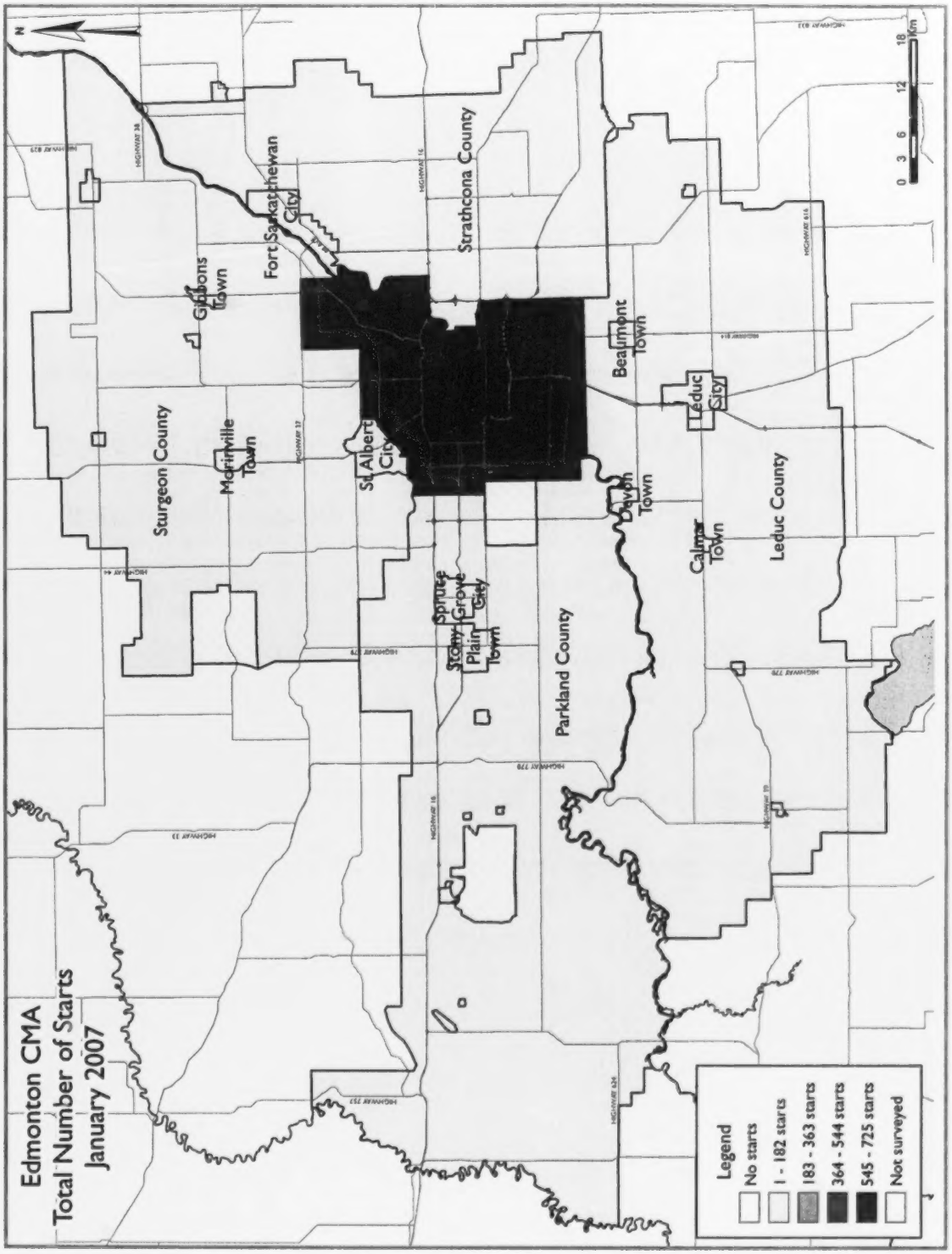
Figure 2




Edmonton CMA
Total Number of Starts
January 2007
Legend
No starts
1 - 182 starts
183 - 363 starts
364 - 544 starts
545 - 725 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
January 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2007	608	16	0	3	287	178	6	0	1,098
January 2006	699	38	0	0	86	0	0	20	843
% Change	-13.0	-57.9	n/a	n/a	**	n/a	n/a	-100.0	30.2
Year-to-date 2007	608	16	0	3	287	178	6	0	1,098
Year-to-date 2006	699	38	0	0	86	0	0	20	843
% Change	-13.0	-57.9	n/a	n/a	**	n/a	n/a	-100.0	30.2
UNDER CONSTRUCTION									
January 2007	5,771	678	42	19	1,188	4,918	26	379	13,021
January 2006	3,930	392	11	25	967	4,444	76	652	10,497
% Change	46.8	73.0	**	-24.0	22.9	10.7	-65.8	-41.9	24.0
COMPLETIONS									
January 2007	672	76	6	2	60	472	35	51	1,374
January 2006	576	56	0	4	66	24	0	77	803
% Change	16.7	35.7	n/a	-50.0	-9.1	**	n/a	-33.8	71.1
Year-to-date 2007	672	76	6	2	60	472	35	51	1,374
Year-to-date 2006	576	56	0	4	66	24	0	77	803
% Change	16.7	35.7	n/a	-50.0	-9.1	**	n/a	-33.8	71.1
COMPLETED & NOT ABSORBED									
January 2007	467	97	0	0	42	119	3	193	921
January 2006	569	58	0	2	87	375	1	442	1,534
% Change	-17.9	67.2	n/a	-100.0	-51.7	-68.3	200.0	-56.3	-40.0
ABSORBED									
January 2007	680	69	6	2	64	449	0	77	1,347
January 2006	577	54	0	3	61	85	0	71	851
% Change	17.9	27.8	n/a	-33.3	4.9	**	n/a	8.5	58.3
Year-to-date 2007	680	69	6	2	64	449	0	77	1,347
Year-to-date 2006	577	54	0	3	61	85	0	71	851
% Change	17.9	27.8	n/a	-33.3	4.9	**	n/a	8.5	58.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2007	369	12	0	0	160	178	6	0	725
January 2006	399	22	0	0	66	0	0	20	507
Beaumont Town									
January 2007	58	0	0	0	82	0	0	0	140
January 2006	68	0	0	0	0	0	0	0	68
Devon Town									
January 2007	2	0	0	0	0	0	0	0	2
January 2006	5	0	0	0	0	0	0	0	5
Fort Saskatchewan City									
January 2007	9	2	0	0	0	0	0	0	11
January 2006	19	0	0	0	0	0	0	0	19
Leduc City									
January 2007	20	0	0	0	12	0	0	0	32
January 2006	19	6	0	0	0	0	0	0	25
Leduc County									
January 2007	9	0	0	0	0	0	0	0	9
January 2006	9	0	0	0	0	0	0	0	9
Morinville Town									
January 2007	12	0	0	0	0	0	0	0	12
January 2006	10	0	0	0	0	0	0	0	10
Parkland County									
January 2007	19	0	0	0	0	0	0	0	19
January 2006	28	0	0	0	0	0	0	0	28
Spruce Grove City									
January 2007	31	0	0	0	18	0	0	0	49
January 2006	26	2	0	0	6	0	0	0	34
St. Albert City									
January 2007	10	2	0	0	3	0	0	0	15
January 2006	25	0	0	0	0	0	0	0	25
Stony Plain Town									
January 2007	15	0	0	0	0	0	0	0	15
January 2006	14	0	0	0	0	0	0	0	14
Strathcona County									
January 2007	33	0	0	3	12	0	0	0	48
January 2006	57	8	0	0	14	0	0	0	79
Sturgeon County									
January 2007	12	0	0	0	0	0	0	0	12
January 2006	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
January 2007	9	0	0	0	0	0	0	0	9
January 2006	7	0	0	0	0	0	0	0	7
Edmonton CMA									
January 2007	608	16	0	3	287	178	6	0	1,098
January 2006	699	38	0	0	86	0	0	20	843

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2007	3,216	370	42	8	822	4,093	22	180	8,753
January 2006	2,476	274	8	13	766	3,826	76	432	7,871
Beaumont Town									
January 2007	297	42	0	0	94	0	0	41	474
January 2006	155	0	0	0	4	0	0	41	200
Devon Town									
January 2007	11	0	0	0	6	0	0	0	17
January 2006	21	0	0	0	4	0	0	0	25
Fort Saskatchewan City									
January 2007	123	52	0	0	45	79	0	0	299
January 2006	95	0	0	3	30	72	0	0	200
Leduc City									
January 2007	243	22	0	0	28	0	0	24	317
January 2006	101	22	0	0	21	0	0	0	144
Leduc County									
January 2007	78	0	0	0	0	0	0	0	78
January 2006	29	0	0	0	0	0	0	0	29
Morinville Town									
January 2007	95	16	0	0	0	128	0	0	239
January 2006	47	0	0	0	17	61	0	0	125
Parkland County									
January 2007	182	8	0	0	0	0	0	0	190
January 2006	88	8	0	0	0	0	0	0	96
Spruce Grove City									
January 2007	366	72	0	0	21	52	0	0	511
January 2006	181	22	0	0	23	52	0	98	376
St. Albert City									
January 2007	249	48	0	0	77	226	0	0	600
January 2006	203	2	0	0	46	139	0	81	471
Stony Plain Town									
January 2007	151	32	0	0	0	60	0	0	243
January 2006	77	30	0	0	4	74	0	0	185
Strathcona County									
January 2007	550	14	0	11	95	280	0	134	1,084
January 2006	343	32	0	9	52	212	0	0	648
Sturgeon County									
January 2007	116	0	0	0	0	0	0	0	116
January 2006	66	0	0	0	0	0	0	0	66
Remainder of the CMA									
January 2007	94	2	0	0	0	0	4	0	100
January 2006	48	2	3	0	0	8	0	0	61
Edmonton CMA									
January 2007	5,771	678	42	19	1,188	4,918	26	379	13,021
January 2006	3,930	392	11	25	967	4,444	76	652	10,497

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2007	399	48	6	2	46	283	35	0	819
January 2006	350	38	0	3	48	24	0	42	505
Beaumont Town									
January 2007	26	0	0	0	0	0	0	0	26
January 2006	27	0	0	0	0	0	0	0	27
Devon Town									
January 2007	6	0	0	0	0	0	0	0	6
January 2006	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
January 2007	14	8	0	0	0	31	0	0	53
January 2006	18	0	0	0	2	0	0	0	20
Leduc City									
January 2007	20	0	0	0	0	0	0	0	20
January 2006	5	0	0	0	0	0	0	35	40
Leduc County									
January 2007	9	0	0	0	0	0	0	0	9
January 2006	21	0	0	0	0	0	0	0	21
Morinville Town									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	2	0	0	0	2	0	0	0	4
Parkland County									
January 2007	43	0	0	0	0	0	0	0	43
January 2006	16	0	0	0	0	0	0	0	16
Spruce Grove City									
January 2007	53	4	0	0	0	0	0	0	57
January 2006	23	4	0	0	0	0	0	0	27
St. Albert City									
January 2007	18	6	0	0	4	0	0	51	79
January 2006	29	0	0	0	4	0	0	0	33
Stony Plain Town									
January 2007	11	6	0	0	0	0	0	0	17
January 2006	3	0	0	0	0	0	0	0	3
Strathcona County									
January 2007	50	4	0	0	10	158	0	0	222
January 2006	45	10	0	1	10	0	0	0	66
Sturgeon County									
January 2007	11	0	0	0	0	0	0	0	11
January 2006	20	0	0	0	0	0	0	0	20
Remainder of the CMA									
January 2007	5	0	0	0	0	0	0	0	5
January 2006	14	4	0	0	0	0	0	0	18
Edmonton CMA									
January 2007	672	76	6	2	60	472	35	51	1,374
January 2006	576	56	0	4	66	24	0	77	803

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2007	284	67	0	0	31	46	3	193	624
January 2006	395	42	0	2	64	294	0	429	1,226
Beaumont Town									
January 2007	19	0	0	0	1	0	0	0	20
January 2006	31	0	0	0	0	0	0	0	31
Devon Town									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
January 2007	26	6	0	0	2	53	0	0	87
January 2006	11	2	0	0	2	33	1	0	49
Leduc City									
January 2007	24	7	0	0	0	3	0	0	34
January 2006	9	1	0	0	3	16	0	13	42
Leduc County									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
Morinville Town									
January 2007	5	0	0	0	0	0	0	0	5
January 2006	7	0	0	0	2	0	0	0	9
Parkland County									
January 2007	2	1	0	0	0	0	0	0	3
January 2006	2	0	0	0	0	0	0	0	2
Spruce Grove City									
January 2007	18	5	0	0	0	17	0	0	40
January 2006	19	3	0	0	2	24	0	0	48
St. Albert City									
January 2007	34	2	0	0	8	0	0	0	44
January 2006	37	0	0	0	7	0	0	0	44
Stony Plain Town									
January 2007	11	5	0	0	0	0	0	0	16
January 2006	14	1	0	0	1	8	0	0	24
Strathcona County									
January 2007	43	4	0	0	0	0	0	0	47
January 2006	39	9	0	0	6	0	0	0	54
Sturgeon County									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	1	0	0	0	0	0	0	0	1
Edmonton CMA									
January 2007	467	97	0	0	42	119	3	193	921
January 2006	569	58	0	2	87	375	1	442	1,534

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Edmonton City	369	399	16	84	162	4	178	20	725	507	43.0
Beaumont Town	58	68	2	0	80	0	0	0	140	68	105.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	5	0	0	0	0	0	0	2	5	-60.0
Fort Saskatchewan City	9	19	2	0	0	0	0	0	11	19	-42.1
Gibbons Town	8	4	0	0	0	0	0	0	8	4	100.0
Leduc City	20	19	0	6	12	0	0	0	32	25	28.0
Leduc County	9	9	0	0	0	0	0	0	9	9	0.0
Morinville Town	12	10	0	0	0	0	0	0	12	10	20.0
Parkland County	19	28	0	0	0	0	0	0	19	28	-32.1
Spruce Grove City	31	26	0	8	18	0	0	0	49	34	44.1
St. Albert City	10	25	2	0	3	0	0	0	15	25	-40.0
Stony Plain Town	15	14	0	0	0	0	0	0	15	14	7.1
Strathcona County	36	57	4	8	8	14	0	0	48	79	-39.2
Sturgeon County	12	13	0	0	0	0	0	0	12	13	-7.7
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
Edmonton CMA	611	699	26	106	283	18	178	20	1,098	843	30.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	369	399	16	84	162	4	178	20	725	507	43.0
Beaumont Town	58	68	2	0	80	0	0	0	140	68	105.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	5	0	0	0	0	0	0	2	5	-60.0
Fort Saskatchewan City	9	19	2	0	0	0	0	0	11	19	-42.1
Gibbons Town	8	4	0	0	0	0	0	0	8	4	100.0
Leduc City	20	19	0	6	12	0	0	0	32	25	28.0
Leduc County	9	9	0	0	0	0	0	0	9	9	0.0
Morinville Town	12	10	0	0	0	0	0	0	12	10	20.0
Parkland County	19	28	0	0	0	0	0	0	19	28	-32.1
Spruce Grove City	31	26	0	8	18	0	0	0	49	34	44.1
St. Albert City	10	25	2	0	3	0	0	0	15	25	-40.0
Stony Plain Town	15	14	0	0	0	0	0	0	15	14	7.1
Strathcona County	36	57	4	8	8	14	0	0	48	79	-39.2
Sturgeon County	12	13	0	0	0	0	0	0	12	13	-7.7
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
Edmonton CMA	611	699	26	106	283	18	178	20	1,098	843	30.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Edmonton City	158	4	4	0	178	0	0	20
Beaumont Town	80	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0
St. Albert City	3	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	14	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	279	18	4	0	178	0	0	20

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	158	4	4	0	178	0	0	20
Beaumont Town	80	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0
St. Albert City	3	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	14	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	279	18	4	0	178	0	0	20

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Edmonton City	381	421	338	66	6	20	725	507
Beaumont Town	58	68	82	0	0	0	140	68
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	5	0	0	0	0	2	5
Fort Saskatchewan City	11	19	0	0	0	0	11	19
Gibbons Town	8	4	0	0	0	0	8	4
Leduc City	20	25	12	0	0	0	32	25
Leduc County	9	9	0	0	0	0	9	9
Morinville Town	12	10	0	0	0	0	12	10
Parkland County	19	28	0	0	0	0	19	28
Spruce Grove City	31	28	18	6	0	0	49	34
St. Albert City	12	25	3	0	0	0	15	25
Stony Plain Town	15	14	0	0	0	0	15	14
Strathcona County	33	65	15	14	0	0	48	79
Sturgeon County	12	13	0	0	0	0	12	13
Remainder of the CMA	1	3	0	0	0	0	1	3
Edmonton CMA	624	737	468	86	6	20	1,098	843

Table 2.5: Starts by Submarket and by Intended Market January - January 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	381	421	338	66	6	20	725	507
Beaumont Town	58	68	82	0	0	0	140	68
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	5	0	0	0	0	2	5
Fort Saskatchewan City	11	19	0	0	0	0	11	19
Gibbons Town	8	4	0	0	0	0	8	4
Leduc City	20	25	12	0	0	0	32	25
Leduc County	9	9	0	0	0	0	9	9
Morinville Town	12	10	0	0	0	0	12	10
Parkland County	19	28	0	0	0	0	19	28
Spruce Grove City	31	28	18	6	0	0	49	34
St. Albert City	12	25	3	0	0	0	15	25
Stony Plain Town	15	14	0	0	0	0	15	14
Strathcona County	33	65	15	14	0	0	48	79
Sturgeon County	12	13	0	0	0	0	12	13
Remainder of the CMA	1	3	0	0	0	0	1	3
Edmonton CMA	624	737	468	86	6	20	1,098	843

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Edmonton City	401	353	56	48	79	38	283	66	819	505	62.2
Beaumont Town	26	27	0	0	0	0	0	0	26	27	-3.7
Calmar Town	0	1	0	2	0	0	0	0	0	3	-100.0
Devon Town	6	3	0	0	0	0	0	0	6	3	100.0
Fort Saskatchewan City	14	18	8	2	0	0	31	0	53	20	165.0
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	20	5	0	0	0	0	0	35	20	40	-50.0
Leduc County	9	21	0	0	0	0	0	0	9	21	-57.1
Morinville Town	7	2	0	2	0	0	0	0	7	4	75.0
Parkland County	43	16	0	0	0	0	0	0	43	16	168.8
Spruce Grove City	53	23	4	4	0	0	0	0	57	27	111.1
St. Albert City	18	29	10	4	0	0	51	0	79	33	139.4
Stony Plain Town	11	3	6	0	0	0	0	0	17	3	**
Strathcona County	50	46	6	20	8	0	158	0	222	66	**
Sturgeon County	11	20	0	0	0	0	0	0	11	20	-45.0
Remainder of the CMA	5	11	0	2	0	0	0	0	5	13	-61.5
Edmonton CMA	674	580	90	84	87	38	523	101	1,374	803	71.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	401	353	56	48	79	38	283	66	819	505	62.2
Beaumont Town	26	27	0	0	0	0	0	0	26	27	-3.7
Calmar Town	0	1	0	2	0	0	0	0	0	3	-100.0
Devon Town	6	3	0	0	0	0	0	0	6	3	100.0
Fort Saskatchewan City	14	18	8	2	0	0	31	0	53	20	165.0
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	20	5	0	0	0	0	0	35	20	40	-50.0
Leduc County	9	21	0	0	0	0	0	0	9	21	-57.1
Morinville Town	7	2	0	2	0	0	0	0	7	4	75.0
Parkland County	43	16	0	0	0	0	0	0	43	16	168.8
Spruce Grove City	53	23	4	4	0	0	0	0	57	27	111.1
St. Albert City	18	29	10	4	0	0	51	0	79	33	139.4
Stony Plain Town	11	3	6	0	0	0	0	0	17	3	**
Strathcona County	50	46	6	20	8	0	158	0	222	66	**
Sturgeon County	11	20	0	0	0	0	0	0	11	20	-45.0
Remainder of the CMA	5	11	0	2	0	0	0	0	5	13	-61.5
Edmonton CMA	674	580	90	84	87	38	523	101	1,374	803	71.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Edmonton City	46	38	33	0	283	24	0	42
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	31	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	35
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	51	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	158	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	54	38	33	0	472	24	51	77

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	46	38	33	0	283	24	0	42
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	31	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	35
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	51	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	158	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	54	38	33	0	472	24	51	77

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Edmonton City	453	388	331	75	35	42	819	505
Beaumont Town	26	27	0	0	0	0	26	27
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	6	3	0	0	0	0	6	3
Fort Saskatchewan City	22	18	31	2	0	0	53	20
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	20	5	0	0	0	35	20	40
Leduc County	9	21	0	0	0	0	9	21
Morinville Town	7	2	0	2	0	0	7	4
Parkland County	43	16	0	0	0	0	43	16
Spruce Grove City	57	27	0	0	0	0	57	27
St. Albert City	24	29	4	4	51	0	79	33
Stony Plain Town	17	3	0	0	0	0	17	3
Strathcona County	54	55	168	11	0	0	222	66
Sturgeon County	11	20	0	0	0	0	11	20
Remainder of the CMA	5	13	0	0	0	0	5	13
Edmonton CMA	754	632	534	94	86	77	1,374	803

Table 3.5: Completions by Submarket and by Intended Market
January - January 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	453	388	331	75	35	42	819	505
Beaumont Town	26	27	0	0	0	0	26	27
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	6	3	0	0	0	0	6	3
Fort Saskatchewan City	22	18	31	2	0	0	53	20
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	20	5	0	0	0	35	20	40
Leduc County	9	21	0	0	0	0	9	21
Morinville Town	7	2	0	2	0	0	7	4
Parkland County	43	16	0	0	0	0	43	16
Spruce Grove City	57	27	0	0	0	0	57	27
St. Albert City	24	29	4	4	51	0	79	33
Stony Plain Town	17	3	0	0	0	0	17	3
Strathcona County	54	55	168	11	0	0	222	66
Sturgeon County	11	20	0	0	0	0	11	20
Remainder of the CMA	5	13	0	0	0	0	5	13
Edmonton CMA	754	632	534	94	86	77	1,374	803

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2007	4	1.0	22	5.4	127	31.1	107	26.2	148	36.3	408	324,500	358,742
January 2006	27	7.6	139	39.3	112	31.6	39	11.0	37	10.5	354	253,400	273,968
Year-to-date 2007	4	1.0	22	5.4	127	31.1	107	26.2	148	36.3	408	324,500	358,742
Year-to-date 2006	27	7.6	139	39.3	112	31.6	39	11.0	37	10.5	354	253,400	273,968
Beaumont Town													
January 2007	0	0.0	1	3.8	3	11.5	15	57.7	7	26.9	26	324,950	355,769
January 2006	0	0.0	10	45.5	11	50.0	0	0.0	1	4.5	22	250,000	253,168
Year-to-date 2007	0	0.0	1	3.8	3	11.5	15	57.7	7	26.9	26	324,950	355,769
Year-to-date 2006	0	0.0	10	45.5	11	50.0	0	0.0	1	4.5	22	250,000	253,168
Calmar Town													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
January 2007	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	--	--
January 2006	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2006	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Fort Saskatchewan City													
January 2007	0	0.0	2	16.7	0	0.0	1	8.3	9	75.0	12	385,400	387,883
January 2006	1	6.3	10	62.5	1	6.3	2	12.5	2	12.5	16	233,400	262,400
Year-to-date 2007	0	0.0	2	16.7	0	0.0	1	8.3	9	75.0	12	385,400	387,883
Year-to-date 2006	1	6.3	10	62.5	1	6.3	2	12.5	2	12.5	16	233,400	262,400
Gibbons Town													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Leduc City													
January 2007	0	0.0	0	0.0	3	15.0	4	20.0	13	65.0	20	382,400	372,850
January 2006	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	3	15.0	4	20.0	13	65.0	20	382,400	372,850
Year-to-date 2006	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Leduc County													
January 2007	0	0.0	1	11.1	2	22.2	0	0.0	6	66.7	9	--	--
January 2006	3	14.3	8	38.1	5	23.8	4	19.0	1	4.8	21	240,000	249,762
Year-to-date 2007	0	0.0	1	11.1	2	22.2	0	0.0	6	66.7	9	--	--
Year-to-date 2006	3	14.3	8	38.1	5	23.8	4	19.0	1	4.8	21	240,000	249,762
Morinville Town													
January 2007	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
January 2006	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
Year-to-date 2006	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2007	9	20.0	5	11.1	10	22.2	7	15.6	14	31.1	45	289,940	313,091
January 2006	2	12.5	3	18.8	3	18.8	4	25.0	4	25.0	16	304,955	298,548
Year-to-date 2007	9	20.0	5	11.1	10	22.2	7	15.6	14	31.1	45	289,940	313,091
Year-to-date 2006	2	12.5	3	18.8	3	18.8	4	25.0	4	25.0	16	304,955	298,548
Spruce Grove City													
January 2007	7	14.3	17	34.7	22	44.9	0	0.0	3	6.1	49	253,698	249,950
January 2006	13	48.1	10	37.0	3	11.1	1	3.7	0	0.0	27	205,360	210,566
Year-to-date 2007	7	14.3	17	34.7	22	44.9	0	0.0	3	6.1	49	253,698	249,950
Year-to-date 2006	13	48.1	10	37.0	3	11.1	1	3.7	0	0.0	27	205,360	210,566
St. Albert City													
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	551,200	546,233
January 2006	0	0.0	3	11.5	11	42.3	2	7.7	10	38.5	26	296,650	352,162
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	551,200	546,233
Year-to-date 2006	0	0.0	3	11.5	11	42.3	2	7.7	10	38.5	26	296,650	352,162
Stony Plain Town													
January 2007	0	0.0	3	23.1	6	46.2	3	23.1	1	7.7	13	274,408	284,859
January 2006	4	44.4	3	33.3	0	0.0	0	0.0	2	22.2	9	--	--
Year-to-date 2007	0	0.0	3	23.1	6	46.2	3	23.1	1	7.7	13	274,408	284,859
Year-to-date 2006	4	44.4	3	33.3	0	0.0	0	0.0	2	22.2	9	--	--
Strathcona County													
January 2007	0	0.0	0	0.0	0	0.0	8	15.4	44	84.6	52	415,000	511,173
January 2006	3	7.0	12	27.9	9	20.9	9	20.9	10	23.3	43	277,000	327,926
Year-to-date 2007	0	0.0	0	0.0	0	0.0	8	15.4	44	84.6	52	415,000	511,173
Year-to-date 2006	3	7.0	12	27.9	9	20.9	9	20.9	10	23.3	43	277,000	327,926
Sturgeon County													
January 2007	3	27.3	3	27.3	0	0.0	0	0.0	5	45.5	11	230,000	346,818
January 2006	9	45.0	1	5.0	3	15.0	1	5.0	6	30.0	20	230,000	285,000
Year-to-date 2007	3	27.3	3	27.3	0	0.0	0	0.0	5	45.5	11	230,000	346,818
Year-to-date 2006	9	45.0	1	5.0	3	15.0	1	5.0	6	30.0	20	230,000	285,000
Remainder of the CMA													
January 2007	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
January 2006	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	187,500	184,799
Year-to-date 2007	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
Year-to-date 2006	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	187,500	184,799
Edmonton CMA													
January 2007	23	3.4	62	9.1	176	25.8	150	22.0	271	39.7	682	324,950	362,297
January 2006	74	12.8	212	36.6	159	27.4	62	10.7	73	12.6	580	250,000	273,794
Year-to-date 2007	23	3.4	62	9.1	176	25.8	150	22.0	271	39.7	682	324,950	362,297
Year-to-date 2006	74	12.8	212	36.6	159	27.4	62	10.7	73	12.6	580	250,000	273,794

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2007						
Submarket	Jan 2007	Jan 2006	% Change	YTD 2007	YTD 2006	% Change
Edmonton City	358,742	273,968	30.9	358,742	273,968	30.9
Beaumont Town	355,769	253,168	40.5	355,769	253,168	40.5
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	387,883	262,400	47.8	387,883	262,400	47.8
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	372,850	--	n/a	372,850	--	n/a
Leduc County	--	249,762	n/a	--	249,762	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	313,091	298,548	4.9	313,091	298,548	4.9
Spruce Grove City	249,950	210,566	18.7	249,950	210,566	18.7
St. Albert City	546,233	352,162	55.1	546,233	352,162	55.1
Stony Plain Town	284,859	--	n/a	284,859	--	n/a
Strathcona County	511,173	327,926	55.9	511,173	327,926	55.9
Sturgeon County	346,818	285,000	21.7	346,818	285,000	21.7
Remainder of the CMA	--	184,799	n/a	--	184,799	n/a
Edmonton CMA	362,297	273,794	32.3	362,297	273,794	32.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton January 2007										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2006	January	1,175	32.6	1,740	1,615	1,839	94.6	199,148	10.1	205,596
	February	1,605	27.7	1,837	1,835	1,995	92.1	211,531	15.5	215,411
	March	2,016	20.0	1,779	2,202	1,847	96.3	220,124	16.1	218,014
	April	2,026	12.4	1,753	2,171	1,915	91.5	226,846	18.2	223,725
	May	2,565	22.3	1,792	2,416	1,897	94.5	242,936	22.9	232,881
	June	2,183	2.3	1,717	2,440	2,010	85.4	254,240	27.5	243,134
	July	1,953	21.3	1,800	2,230	2,063	87.3	256,489	31.0	249,893
	August	2,079	7.5	1,816	2,657	2,291	79.3	270,746	38.1	261,760
	September	1,844	19.2	1,929	2,604	2,557	75.4	278,732	46.3	274,032
	October	1,890	41.8	1,984	2,347	2,344	84.6	276,641	39.9	284,735
	November	1,574	8.9	1,921	1,852	2,379	80.7	282,434	42.5	284,671
	December	1,074	18.3	1,916	1,024	2,256	84.9	294,155	48.7	303,920
2007	January	1,554	32.3	2,161	2,115	2,335	92.5	303,820	52.6	312,723
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2005	3,686	8.3		4,502			197,961	10.2	
	Q4 2006	4,538	23.1		5,223			282,795	42.9	
	YTD 2006	1,175	32.6		1,615			199,148	10.1	
	YTD 2007	1,554	32.3		2,115			303,820	52.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
January 2007

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 1992 =100	Edmonton Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	148.6	134.8	542	4.2	68.8	751
	February	667	5.85	6.45	150.2	134.2	544	4.0	68.8	757
	March	667	6.05	6.45	153.1	134.8	548	3.8	68.9	762
	April	685	6.25	6.75	159.1	135.8	549	3.8	68.9	764
	May	685	6.25	6.75	167.5	136.6	554	3.6	69.1	770
	June	697	6.60	6.95	175.3	136.0	558	3.8	69.6	773
	July	697	6.60	6.95	178.7	137.5	563	3.8	70.0	774
	August	691	6.40	6.85	190.8	137.7	564	4.3	70.3	779
	September	682	6.40	6.70	196.2	137.9	564	4.2	70.1	785
	October	688	6.40	6.80	200.5	136.8	567	4.0	69.9	788
	November	673	6.40	6.55	204.7	137.7	571	3.8	70.1	792
	December	667	6.30	6.45	205.1	138.3	575	3.7	70.2	798
2007	January	679	6.50	6.65		138.9	583	3.8	71.0	805
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or
the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred
on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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